

**STATE OF NEW YORK
COUNTY OF BROOME: CITY OF BINGHAMTON
COMMISSION ON ARCHITECTURE & URBAN DESIGN**

IN THE MATTER OF THE APPLICATION

OF

DECISION NO. 2013-04

Rich David, APPLICANT

**FOR DESIGN REVIEW PURSUANT
TO SECTION 67 OF ARTICLE XI OF
ZONING ORDINANCE
OF THE CITY OF BINGHAMTON, NEW YORK**

The Applicant is the business owner of the premises located at 81 State Street, Tax Map Number 160.41-4-5. This property is a local landmark located within the Court Street Local and National Register Historic District and all exterior alterations must be reviewed by The Commission on Architecture and Urban Design; additionally, per §410-67(A)(1) any sign requiring permit located within a designated Historic District must be reviewed by the CAUD.

The Applicant has filed an application with the Planning Department of the City of Binghamton for design review by CAUD for the installation signage for a new business. The Applicant proposed the installation of one (1) hanging sign, two (2) window signs on State Street, and one (1) window sign on the Parlor City Commons. The Applicant is allowed a total of three (3) signs on State Street, exceeded the maximum allowed by one (1) sign, under a previously granted area variance (ZBA decision 1995-07); the proposed signage meets all other requirements of the Zoning Code.

The Applicant has complied with all applicable procedural requirements. CAUD held the public hearing at City Hall 26 February 2013 at 12:00 pm.

The Applicant's representative presented the application. No one spoke in opposition.

After due deliberation, the Commission on Architecture & Urban Design by a 4-0-0 vote, (R. Levy, L. Borelli, J. Smith, and P. Klosky in favor; none in opposition; none abstaining) determined that the application be APPROVED subject to the following conditions:

1. That the Applicant consider increasing the size of the wine-glasses image on the hanging sign to better fill the empty space on the hanging sign.

Commission reviewed the proposal and used the following reasoning for its decision:

1. The additional signage allowed under the previous variance was larger than the proposed signage; the proposed signage is considered a decrease in non-conformity;
2. Hanging signs are typically considered appropriate in the Court Street Historic District;
3. The proposed hanging sign will reuse the existing support brackets, and will not result in any additional impact on the building;

4. Window signs are typically considered appropriate in the Court Street Historic District; and
5. The window signs will not have any negative impact on the building and are considered reversible.

This is considered a Type II Action under the New York State Environmental Quality Review Act, and no review is necessary.

Application: APPROVED with conditions

Ruth S. Levy, Chair
Ruth Levy, Chair
Commission on Architecture & Urban Design

2/28/2013
Date

Decision No. 2013-04